MARATHON 102, LLC CONDITIONAL USE PERMIT 1325 Northwestern Avenue, Rio Dell, California Assessor's Parcel Number (APN) 205-111-074 PROJECT DATA PROJECT NOTES SHEET INDEX The Applicant is requesting approval of a Conditional Use Permit (CUP) Location: 1325 Northwestern Avenue, Rio Dell. COVER SHEET to permit 56,340 square feet (sf) of canopy area of mixed-light California SITE PLAN commercial cannabis cultivation to occur within 96,200 sf of Current General Plan/Zoning Designation: greenhouse space. On—site processing (drying and trimming) is also Industrial/Commercial (IC) proposed to occur within two head houses, which are attached to and Site Area: 4.880 acres included in the square footage for the greenhouse. The Site is paved and contains no permanent structures. Currently, the Site is being used to store construction material and equipment, which will be removed under the project. Access to the Site is and would continue to be provided from the existing driveway off Northwestern Avenue. Parking for the Site has been designed in accordance with Section 17.30.220 (Parking Regulations) of the Rio Dell Municipal Code (RDMC), although an exemption to the number of standard spaces is sought for the project. Based on the City standard of one parking space per 500 sf of building space would be required, or approximately 192 spaces. At peak shift, 17 total employees are anticipated on-site. To ensure adequate parking on-site, the Applicant is proposing one parking space per employee plus 16 extra spaces for a total of 33 parking spaces, as well as an ADA compliant van accessible parking spot and the PROJECT DIRECTORY required number bicycle, motorcycle, and loading spaces as required under the RDMC. Landscaping and outdoor lighting will be provided in accordance to Applicant: Marathon 102, LLC VICINITY MAP RDMC Section 17.30.220. Lighting will be placed to illuminate the Sean Suh, President parking area and the perimeter of the greenhouse structure. 3280 Ramos Circle No net increase in stormwater runoff will occur as a result of the Sacramento, CA 95827 project. All easements of record are shown on this map. No hazardous areas are known to exist on the Site. Owner: Wendt Construction, Inc. Estimated Project Phases: 1660 Newburg Road 9.1. Phase 1 - Construction of greenhouse 1 and head house 1. Fortuna, CA 95540 Phase 2 — Construction of greenhouse 5. Phase 3 - Construction of greenhouse 2, 6 and head house 2. **PROJECT** Agent: LACO Associates 9.4. Phase 4 — Construction of remaining greenhouses. Christine Manhart, PG, QSP/D, QiSP SITE Principal Geologist/Project Manager 21 W. 4th Street, Eureka, CA 95501 (707) 443-5054 SJM/AAA Rio Dell 4/10/2020

